

ON RE: PETITION FOR ZONING VARIANCE
400 Oella Avenue, 2065' N of
the c/l of Frederick Road
(1003 and 1005 Oella Avenue)
1st Election District - 1st Councilmanic District
Petitioner:
Charles L. Wagandt
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-326-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance in which the Petitioner seeks relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.3.B of the Comprehensive Manual of Development Policies (CMDF) to permit minimum building separations of 5 feet in lieu of the required 15 feet for lots 8 and 9; from 1B01.2.C.2.b of the B.C.Z.R. to permit a minimum distance of 20 feet between the centers of facing windows of different units in lieu of the required 40 feet for Lots 8 and 9; from Section 504 of the B.C.Z.R. and Section V.B.6.b of the CMDF to permit a minimum distance from the window to the property line of 5 feet in lieu of the required 15 feet for Lot 9; and an amendment to the final development plan for Oella Section 2, Lots 8 and 9 accordingly, all as more particularly described on Petitioner's Exhibits 1, 2 and 3.

Appearing on behalf of the Petition were Charles L. Wagandt, Legal Owner, GYC Builders, Inc., Contract Purchasers, by Garnett Y. Clark, Jr. Mr. Clark was represented by Bruce F. Taub, Esquire. Also appearing on behalf of the Petition were Mark A. Koski, Dennis Jankiewicz, and Wes Taub. There were no Protestants.

At the onset of the hearing, Counsel for Petitioners, Bruce F. Taub, Esquire, informed me that the first variance request as to minimum

building separation requirements (height to height), was omitted in the advertisement of this case. A review of the case file revealed that the Petition filed accurately requested all of the relief sought and that the property was properly posted. In the opinion of this Deputy Zoning Commissioner, the omission of the height to height variance in the advertisement was not substantial enough to warrant readvertising of the Petitioner's property. The case then proceeded to hearing on the merits.

Testimony indicated that the subject properties, known as 1003 and 1005 Oella Avenue, consist of .1287 and .1497 acres, respectively, zoned D.R. 3.5 and are presently unimproved. Said properties are also known as Lots 8 and 9 of Oella, Site 2, phase 1, in which nine townhouse dwelling units are planned for construction. Testimony indicated that the units on Lots 8 and 9 were originally planned to be connected via a permanent roofing structure. However, due to the topography of the land, which contains many steep slopes, and the existence of a storm drain easement between the two lots, the requested variances are necessary. Testimony further indicated that due to the physical constraints of the land at this location, the proposed dwellings were situated in the only feasible manner in which to utilize the property and that to deny the relief requested would result in practical difficulty and unreasonable hardship for the Petitioner.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2 -

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the District or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of April, 1992 that the Petition for Zoning Variance seeking relief from Section 1B01.2.C.1 of the Baltimore

- 3 -

County Zoning Regulations (B.C.Z.R.) and Section V.B.3.B of the Comprehensive Manual of Development Policies (CMDF) to permit minimum building separations of 5 feet in lieu of the required 15 feet for Lots 8 and 9; from 1B01.2.C.2.b of the B.C.Z.R. to permit a minimum distance of 20 feet between the centers of facing windows of different units in lieu of the required 40 feet for Lots 8 and 9; from Section 504 of the B.C.Z.R. and Section V.B.6.b of the CMDF to permit a minimum distance from the window to the property line of 5 feet in lieu of the required 15 feet for Lot 9; and an amendment to the final development plan for Oella Section 2, Lots 8 and 9, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any building permits, Petitioner shall submit a more detailed site plan which clearly sets forth the requested variances for each lot. Said plan shall be incorporated into the record and marked Petitioner's Exhibit A.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restriction of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:djs

- 4 -

Suite 113 Counthouse
400 Washington Avenue
Towson, MD 21204

April 14, 1992

(110) 887-4386

Mr. Charles L. Wagandt
732 Oella Avenue
Ellicott City, Maryland 21043

RE: PETITION FOR ZONING VARIANCE
E/S Oella Avenue, 2065' N of the c/l of Frederick Road
(1003 and 1005 Oella Avenue)
1st Election District - 1st Councilmanic District
Charles L. Wagandt - Petitioner
Case No. 92-326-A

Dear Mr. Wagandt:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

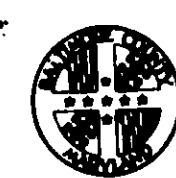
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

cc: Bruce F. Taub, Esquire
5550 Sterrett Place, Suite 302, Columbia, Md. 21044

Mr. Mark A. Koski
P.O. Box 1710, Ellicott City, Md. 21041

People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.B01.2.C.1 Minimum Building Separation Requirements (Height to Height) and V.B.3.b (CMDF) and 1.B01.2.C.2.b (BCZR) Minimum Distance between the centers of facing windows of different units for lots 8 and 9. And, S.504.BCZR and V.B.6.b(CMDF) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) 1) The roofing attachment serves no structural or architectural purpose what-so-ever. 2) We feel that the roof has a negative impact on the overall appearance of the project. 3) We feel that through the design of the units the spirit of the ordinance will be observed and public safety and welfare secured.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

GYC BUILDERS, INC.
(Type or Print Name)
Charles L. Wagandt
Signature

P.O. Box 1710
Address
Ellicott City, MD. 21041
City and State

Attorney for Petitioner:

Bruce F. Taub
(Type or Print Name)
Bruce F. Taub
Signature

Suite 302, 5550 Sterrett Pl.
Address
Columbia, MD. 21044
City and State

Attorney's Telephone No.: (410) 730-3966

Legal Owner(s):

Charles L. Wagandt
(Type or Print Name)
Charles L. Wagandt
Signature

(Type or Print Name)
Signature

732 Oella Ave. (410) 465-1700
Address Phone No.
Ellicott City, MD. 21043
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.
Mark A. Koski

P.O. Box 1710, Ellicott City, MD. 21041
Address Phone No. 750 - 0800

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1HR. - +HR.

AVAILABLE FOR HEARING

ALL OTHER

REVIEWED BY: DATE: 4/28/92

ORDER RECEIVED FOR FILING

Date 4/14/92

By [Signature]

VARIANCE FROM SECTION con't. -

Minimum Distance from window to property line for lot # 9. And, to amend the final development plan for Oella Section 2 for lots 8 and 9.

* Required and requested distances are shown on the Site Plans provided.

STATEMENT OF HARDSHIP -

The variances above are being requested so that the eighth and ninth units of a nine unit townhouse project can be constructed. A great deal of money has been spent on the engineering and design of this project, but due to projected land development costs the project can not be completed unless these variances are granted and all nine units are permitted.

It was our original intention to connect the units on lot 8 and lot 9 with a permanent structure in order to satisfy code requirements, but the storm drain easement between the two lots has prevented the design of any such structure. We also strongly feel that through the design of the units the spirit of the ordinances will be observed and public safety and welfare secured.

Therefore we ask that these variances be granted so that the time and money spent to date might not be wasted; and everyone involved can enjoy the benefits of such a quality project.

DEC 30 '91 9:37

PAGE. 003

WHITMAN, REQUARDT and ASSOCIATES

ZONING DESCRIPTION
OELLA SITE 2, LOT 8
#1005 Oella Avenue

Beginning at a point on the east side of Oella Avenue, 40 feet wide, at a distance of 2043 feet north of the centerline of Frederick Road as measured along the easterly side of Oella Avenue and binding along said east side the following course and distance, (1) Northeasterly along a curve to the left, having a radius of 310.00 feet, for a distance of 23.49 feet, being subtended by a chord bearing and distance of North 36°58'16" East, 23.49 feet; thence leaving said east side of Oella Avenue and running for lines of division the eight following courses and distances, (2) South 55°12'00" East, 49.28 feet; (3) South 84°44'16" East, 12.80 feet; (4) South 51°25'31" East, 23.25 feet; (5) South 86°18'33" East, 53.15 feet; (6) South 10°07'40" West, 43.00 feet; (7) South 56°36'51" West, 56.00 feet; (8) North 33°23'09" West, 85.33 feet; (9) North 50°51'28" West, 48.07 feet to the point of Beginning.

Containing 0.1497 acres of land more or less.

Being Lot #8 in the subdivision of "Dickey Ridge" as recorded in Baltimore County Plat Book No. 62 Folio 105. Also known as #1005 Oella Avenue in the 1st Election District.

MDNAPS1.GYC

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1 Date of Posting: March 26, 1992
 Posted for: Charles L. Wagandt
 Location of property: 1005 Della Avenue
 Location of Sign: South side of Della Avenue in front of
1005 Della Avenue
 Remarks: See above
 Posted by: S. Zeke Olson Date of return: March 27, 1992
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/19, 1992
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/19, 1992

THE JEFFERSONIAN,

S. Zeke Olson
 Publisher

\$ 48.30

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/19, 1992

CATONSVILLE TIMES

S. Zeke Olson
 Publisher

\$ 48.30

NOTICE OF HEARING
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
 Case Number: 92-326-A
 E/S Della Avenue, 2065' N of c/l Frederick Road
 1005 Della Avenue
 1st Election District
 1st Councilmember
 Legal Owner(s): Charles L. Wagandt
 Contract Purchaser(s): GTC Builders, Inc.
 Hearing Date: Monday, April 6, 1992 at 9:00 a.m.
 Variance: to permit minimum distance between the centers of facing windows of different units for lots 8 and 9 and to amend the Final Development Plan of Delta Section 2 for lots 8 and 9.
 LAWRENCE E. SCHMIDT,
 Zoning Commissioner of Baltimore County
 CJS215 March 19

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 123252
 DATE: 3/25/92 ACCOUNT: 2001-6150
 AMOUNT: \$ 70.00
 RECEIVED FROM: MARK KOSKI
 FOR: 2 RES LOT VARIANCE FILING FEES
 \$70.00
 CHARGE: 04A04H004GHTCHRC
 VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

Date: 3/02/92
 Account: R-001-6150
 Number: H9200345
 PUBLIC HEARING FEES
 010 -ZONING VARIANCE (IRL) 2 X \$35.00
 TOTAL: \$70.00
 LAST NAME OF OWNER: WAGANDT

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Account: R-001-6150
 Number:

Date:

92-326

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

(410) 887-3353

DATE: 3/25/92

GTC Builders, Inc.
 P. O. Box 1710
 Ellicott City, Maryland 21041

RE:
 CASE NUMBER: 92-326-A
 E/S Della Avenue, 2065' W of c/l Frederick Road
 1005 Della Avenue
 1st Election District - 1st Councilmember
 Legal Owner(s): Charles L. Wagandt
 Contract Purchaser(s): GTC Builders, Inc.

Dear Petitioner(s):

Please be advised that \$ 70.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. (DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.)

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon

ARNOLD JABLON
 DIRECTOR

cc: Bruce F. Taub, Esq.

Printed on Recycled Paper

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

(410) 887-3353

MARCH 10, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-326-A
 E/S Della Avenue, 2065' N of c/l Frederick Road
 1005 Della Avenue
 1st Election District - 1st Councilmember
 Legal Owner(s): Charles L. Wagandt
 Contract Purchaser(s): GTC Builders, Inc.
 HEARING: MONDAY, APRIL 6, 1992 at 9:00 a.m.

Variance to permit minimum distance between the centers of facing windows of different units for lots 8 and 9; and minimum distance from window to property line for lot 9; and to amend the Final Development Plan of Delta Section 2 for lots 8 and 9.

Lawrence E. Schmidt
 Lawrence E. Schmidt

Zoning Commissioner of
 Baltimore County

cc: Charles L. Wagandt
 GTC Builders, Inc.
 Bruce F. Taub
 Mark A. Koski

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

April 1, 1992

(410) 887-3353

Bruce F. Taub, Esquire
 Suite 302
 5550 Sterrett Place
 Columbia, MD 21044

RE: Item No. 345, Case No. 92-326-A
 Petitioner: Charles L. Wagandt
 Petition for Variance

Dear Mr. Taub:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 25th day of February, 1992.

Arnold Jablon
 ARNOLD JABLON
 DIRECTOR

Received By:

W. Carl Richards Jr.
 Chairman,
 Zoning Plans Advisory Committee

Petitioner: Charles L. Wagandt, et al
 Petitioner's Attorney: Bruce F. Taub

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 10, 1992
 Zoning Administration and
 Development Management

FROM: Gary L. Kerns, Chief
 Comprehensive and Community Planning
 Office of Planning and Zoning

SUBJECT: Connolly Property, Item No. 331
 Connolly Property, Item 330
 Wagandt Property, Item 345
 Wilson Property, Item 344
 Dieter Property, Item 342
 Levenson Property, Item 337
 Bialek Property, Item 340
 O'Neill Property, Item 324

In reference to the applicant's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

GLK/JL:rdn
 ITEM331/TXTRO2

RECEIVED
 MAR 11 1992
 ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 13, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for March 10, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 337, 340, 341, 342, 344, 345 and 346.

For Item 336, the previous County Review Group Comments still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED
MAR 17 1992
ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 8, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 10, 1992

This office has no comments for item numbers 336, 337, 340, 342, 344, 345 and 346.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED
APR 9 1992
ZONING OFFICE

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Winiarski
Office of Zoning Administration and
Development Management
FROM: A. J. Haley, Deputy Director
Economic Development Commission
DATE: March 4, 1992
RE: Zoning Advisory Comments for Meeting of March 10, 1992

This office has no comment for items 336, 337, 340, 341, 342, 344, 345 and 346.

c: Ken Nohe

RECEIVED
MAR 5 1992
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

MARCH 3, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHARLES L. VAGANTT

Location: #1005 CHIA AVENUE

Item No.: 345 Zoning Agenda: MARCH 10, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JE/KEK

RECEIVED
MAR 5 1992
ZONING OFFICE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

[Signature]
DENNIS J. WIKIENICZ
10 204 1710 EUNCOM CRY, #1021041
CHARLES L. VAGANTT
736 BRIDGE RD, BAL G. 21229

10304 1710 EUNCOM CRY, #1021041
9881 BRIDGE RD, BAL G. 21229
10 204 1710 EUNCOM CRY, #1021041
732 OELLA AVE, " " " 21043
736 BRIDGE RD, BAL G. 21229

92-326-A



92-326-A



92-326-A



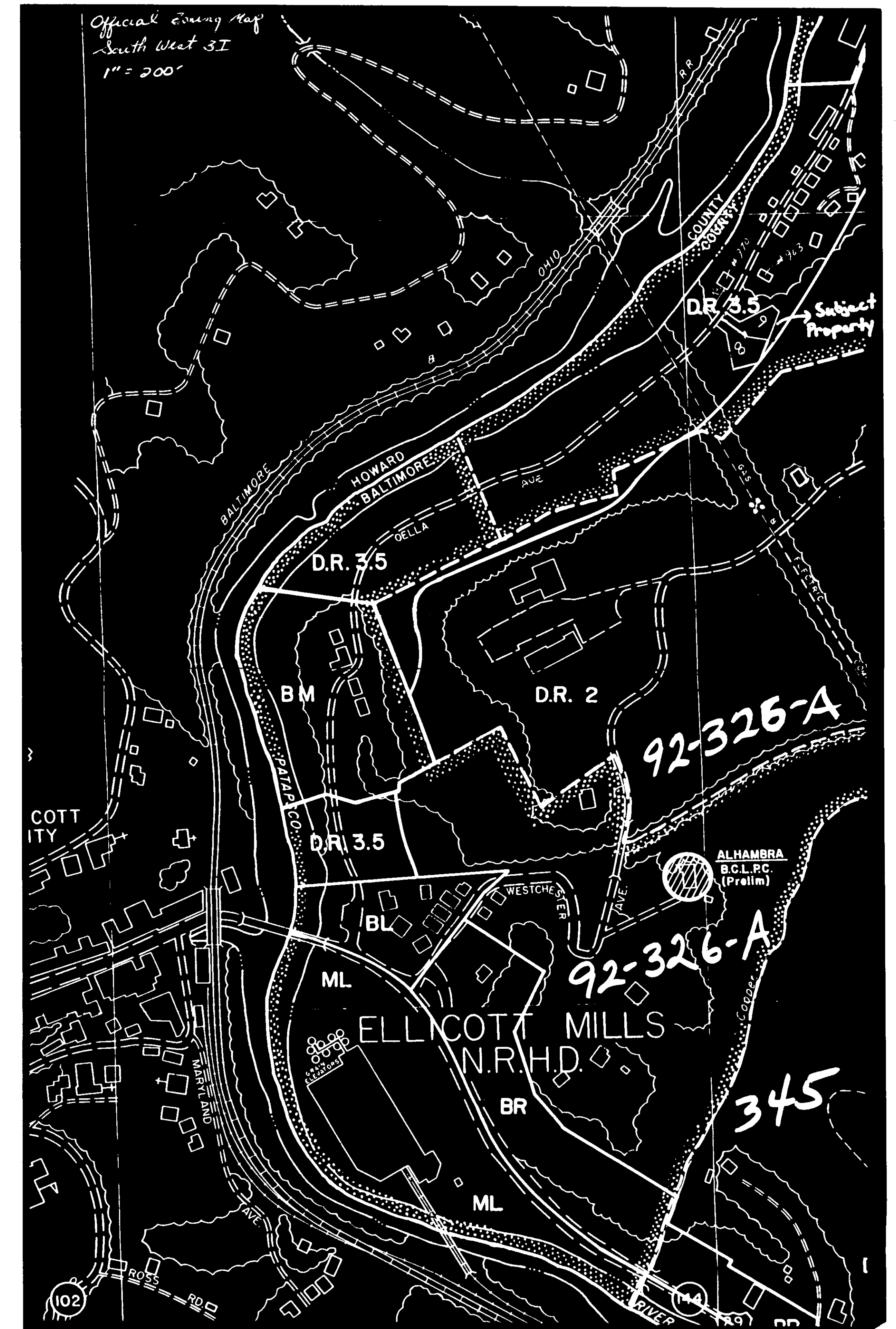
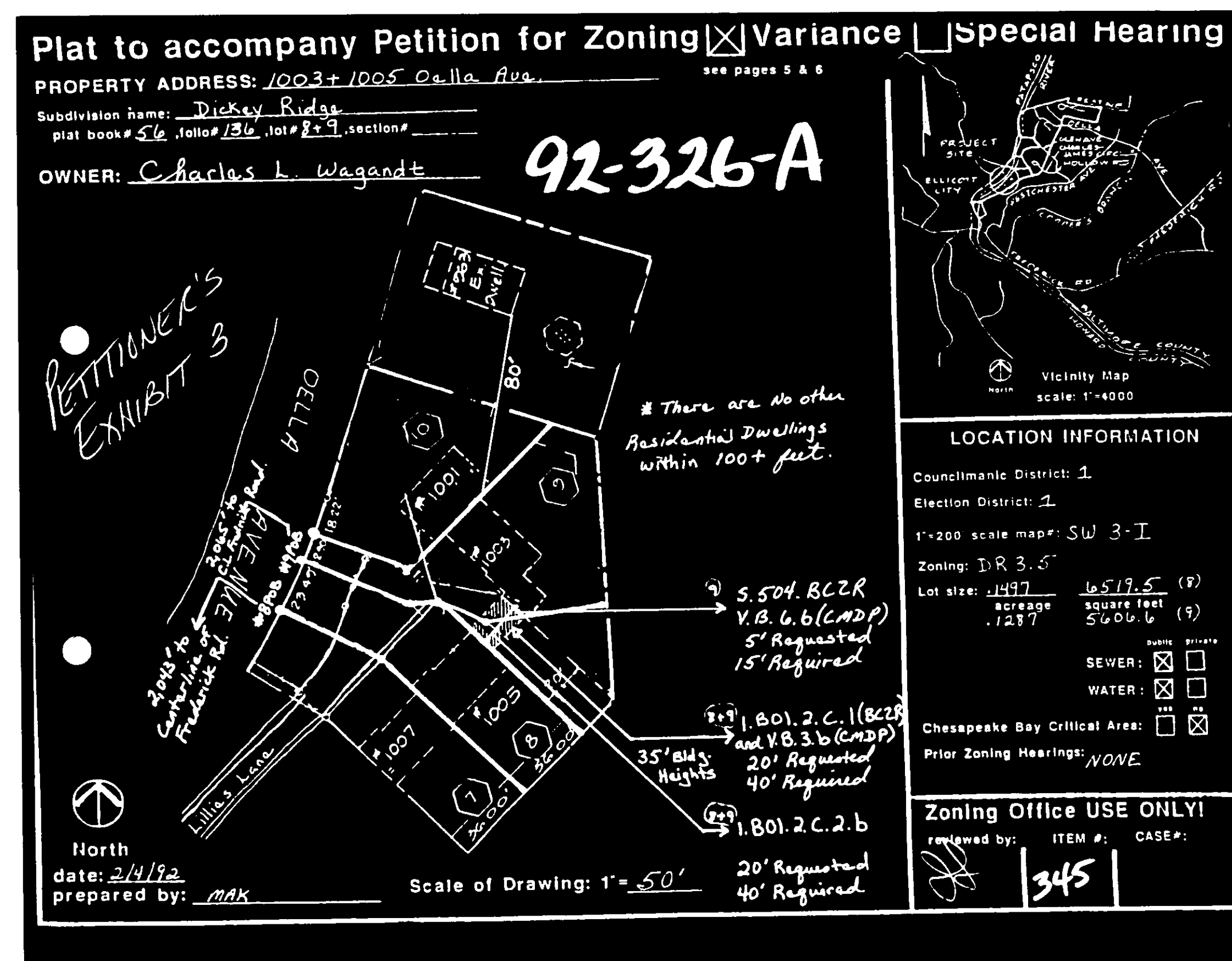
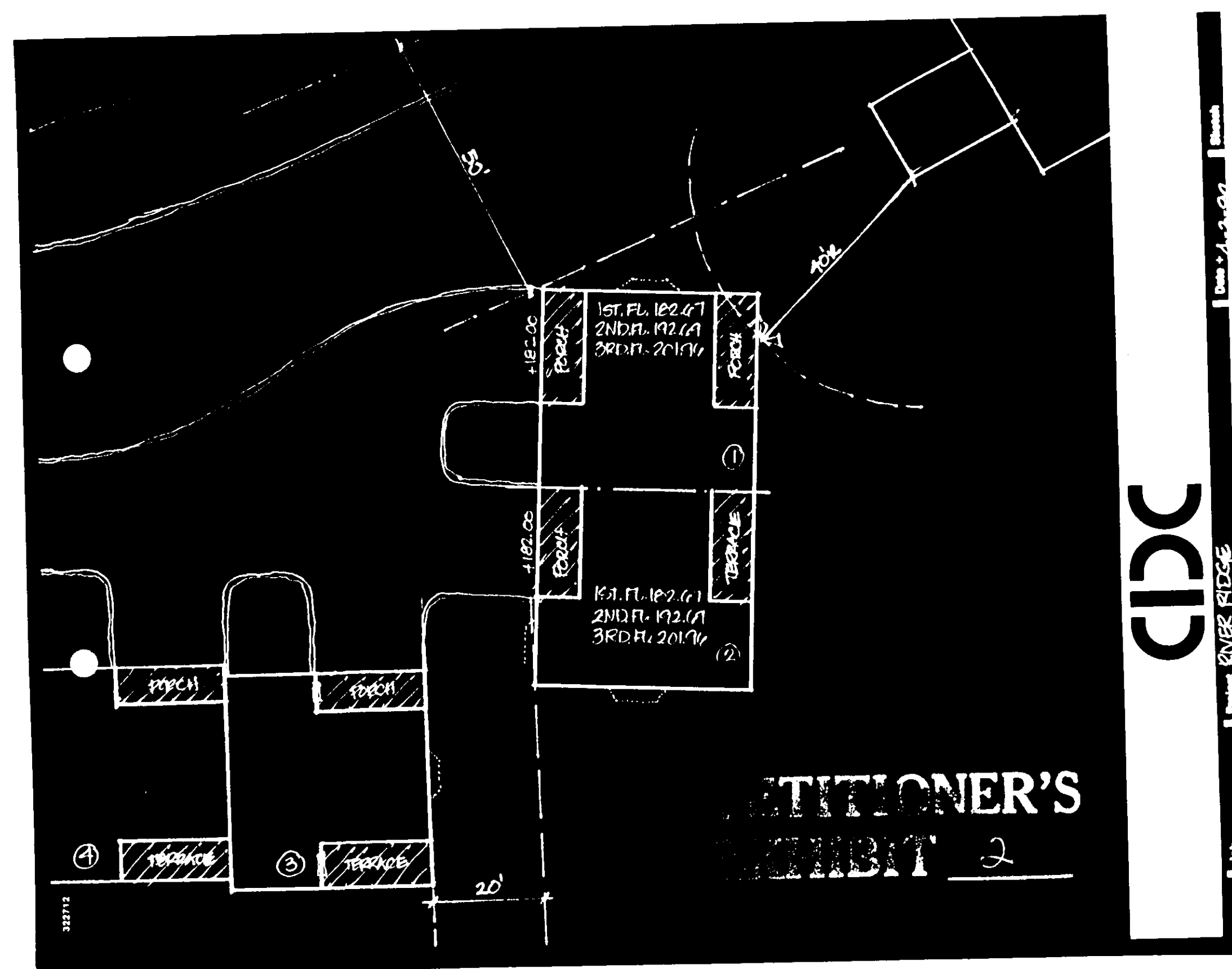
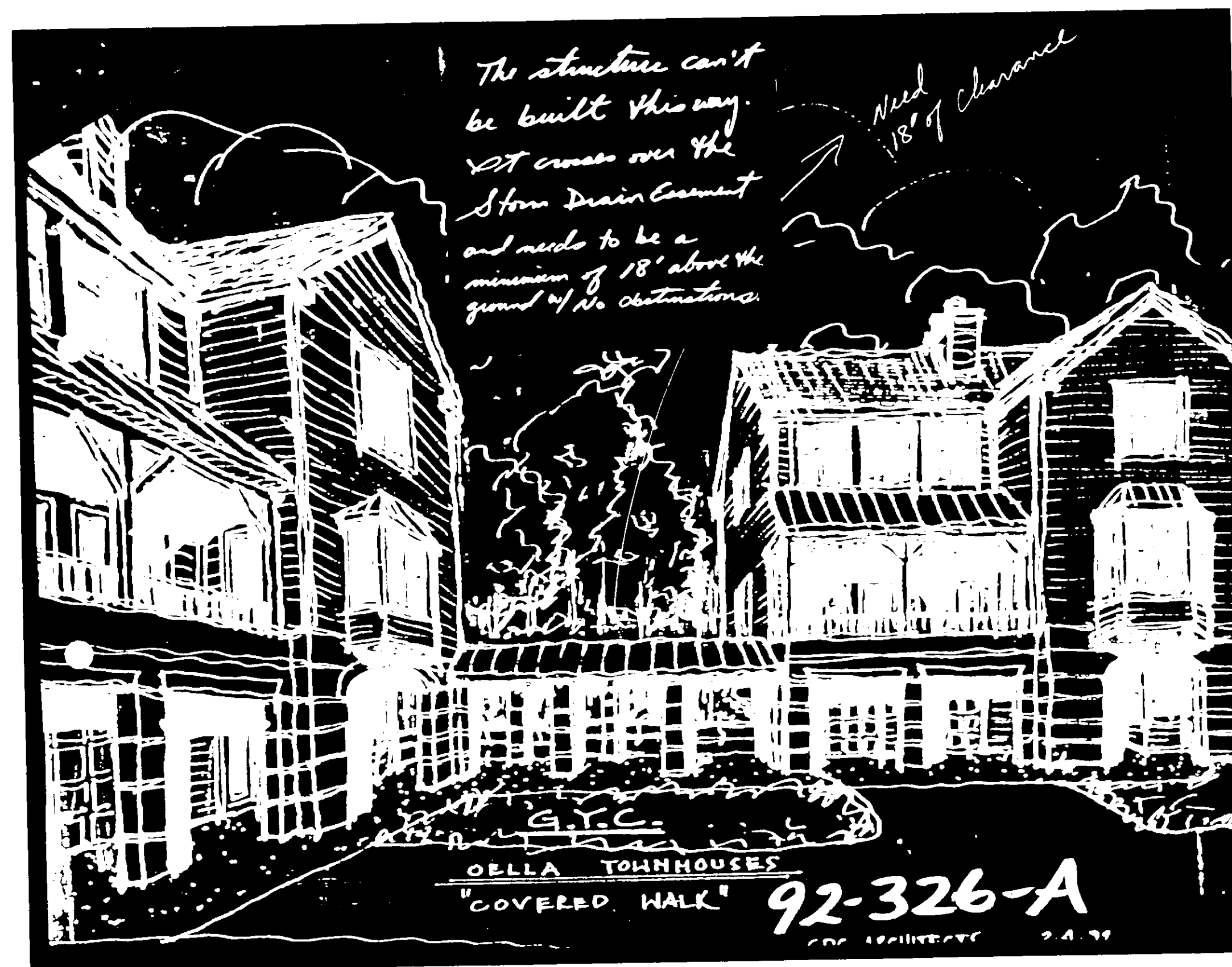
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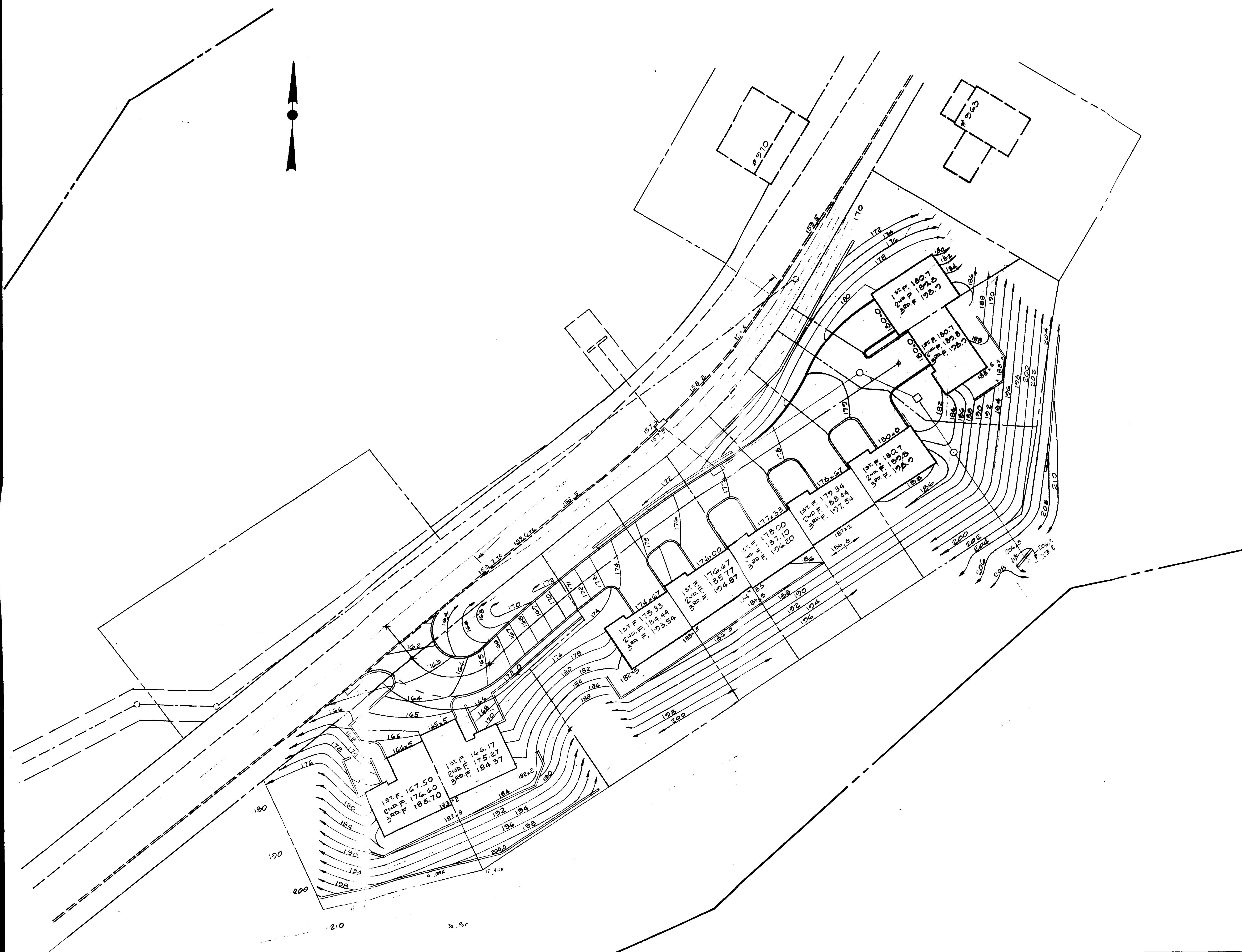
92-326-A
Negatives

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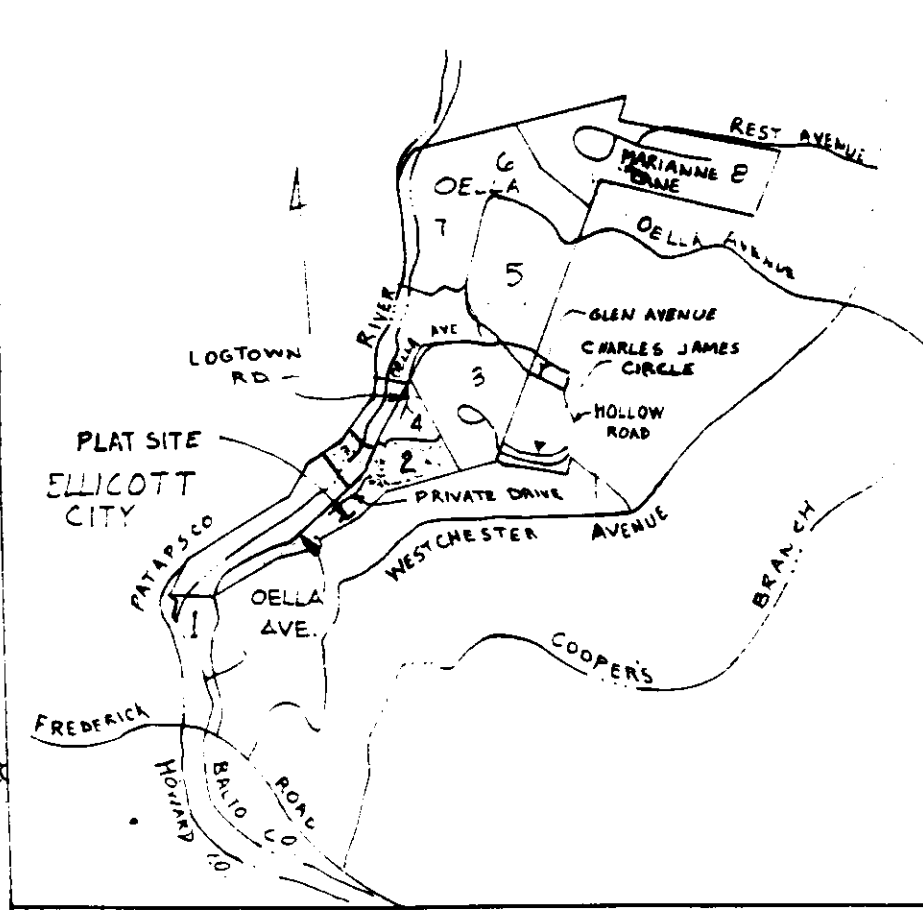


FOR PICTURES
THAT EXPLODE
WITH COLOR





PETITIONER'S
EXHIBIT 4



PROPOSED LILIES LANE with Modern exterior
Maximum capacity of 12000 ft.
A Private Shopping Experience
Maintenance and Utility Basement
must exist with the proposed
private driveway to include the
individual parking spaces for
each unit

CONCRETE FOUNDATION
HAVE A MINIMUM 1/4" VERTICAL CLEARANCE
ABOVE THE GROUND.

NOTES
A Building Envelope line
B Building Envelope for clarity
B Lots 2-10 will require a 1/4" vertical clearance
C Lots 11-14 will require a 1/4" vertical clearance
D Lots 15-18 will require a 1/4" vertical clearance
E Lots 19-22 will require a 1/4" vertical clearance
F Lots 23-26 will require a 1/4" vertical clearance
G Lots 27-30 will require a 1/4" vertical clearance
H Lots 31-34 will require a 1/4" vertical clearance
I Lots 35-38 will require a 1/4" vertical clearance
J Lots 39-42 will require a 1/4" vertical clearance
K Lots 43-46 will require a 1/4" vertical clearance
L Lots 47-50 will require a 1/4" vertical clearance
M Lots 51-54 will require a 1/4" vertical clearance
N Lots 55-58 will require a 1/4" vertical clearance
O Lots 59-62 will require a 1/4" vertical clearance
P Lots 63-66 will require a 1/4" vertical clearance
Q Lots 67-70 will require a 1/4" vertical clearance
R Lots 71-74 will require a 1/4" vertical clearance
S Lots 75-78 will require a 1/4" vertical clearance
T Lots 79-82 will require a 1/4" vertical clearance
U Lots 83-86 will require a 1/4" vertical clearance
V Lots 87-90 will require a 1/4" vertical clearance
W Lots 91-94 will require a 1/4" vertical clearance
X Lots 95-98 will require a 1/4" vertical clearance
Y Lots 99-102 will require a 1/4" vertical clearance
Z Lots 103-106 will require a 1/4" vertical clearance
AA Lots 107-110 will require a 1/4" vertical clearance
AB Lots 111-114 will require a 1/4" vertical clearance
AC Lots 115-118 will require a 1/4" vertical clearance
AD Lots 119-122 will require a 1/4" vertical clearance
AE Lots 123-126 will require a 1/4" vertical clearance
AF Lots 127-130 will require a 1/4" vertical clearance
AG Lots 131-134 will require a 1/4" vertical clearance
AH Lots 135-138 will require a 1/4" vertical clearance
AI Lots 139-142 will require a 1/4" vertical clearance
AJ Lots 143-146 will require a 1/4" vertical clearance
AK Lots 147-150 will require a 1/4" vertical clearance
AL Lots 151-154 will require a 1/4" vertical clearance
AM Lots 155-158 will require a 1/4" vertical clearance
AN Lots 159-162 will require a 1/4" vertical clearance
AO Lots 163-166 will require a 1/4" vertical clearance
AP Lots 167-170 will require a 1/4" vertical clearance
AQ Lots 171-174 will require a 1/4" vertical clearance
AR Lots 175-178 will require a 1/4" vertical clearance
AS Lots 179-182 will require a 1/4" vertical clearance
AT Lots 183-186 will require a 1/4" vertical clearance
AU Lots 187-190 will require a 1/4" vertical clearance
AV Lots 191-194 will require a 1/4" vertical clearance
AW Lots 195-198 will require a 1/4" vertical clearance
AX Lots 199-202 will require a 1/4" vertical clearance
AY Lots 203-206 will require a 1/4" vertical clearance
AZ Lots 207-210 will require a 1/4" vertical clearance
BA Lots 211-214 will require a 1/4" vertical clearance
BB Lots 215-218 will require a 1/4" vertical clearance
BC Lots 219-222 will require a 1/4" vertical clearance
BD Lots 223-226 will require a 1/4" vertical clearance
BE Lots 227-230 will require a 1/4" vertical clearance
BF Lots 231-234 will require a 1/4" vertical clearance
BG Lots 235-238 will require a 1/4" vertical clearance
BH Lots 239-242 will require a 1/4" vertical clearance
BI Lots 243-246 will require a 1/4" vertical clearance
BJ Lots 247-250 will require a 1/4" vertical clearance
BK Lots 251-254 will require a 1/4" vertical clearance
BL Lots 255-258 will require a 1/4" vertical clearance
BM Lots 259-262 will require a 1/4" vertical clearance
BN Lots 263-266 will require a 1/4" vertical clearance
BO Lots 267-270 will require a 1/4" vertical clearance
BP Lots 271-274 will require a 1/4" vertical clearance
BQ Lots 275-278 will require a 1/4" vertical clearance
BR Lots 279-282 will require a 1/4" vertical clearance
BS Lots 283-286 will require a 1/4" vertical clearance
BT Lots 287-290 will require a 1/4" vertical clearance
BU Lots 291-294 will require a 1/4" vertical clearance
BV Lots 295-298 will require a 1/4" vertical clearance
BW Lots 299-302 will require a 1/4" vertical clearance
BX Lots 303-306 will require a 1/4" vertical clearance
BY Lots 307-310 will require a 1/4" vertical clearance
BZ Lots 311-314 will require a 1/4" vertical clearance
CA Lots 315-318 will require a 1/4" vertical clearance
CB Lots 319-322 will require a 1/4" vertical clearance
CC Lots 323-326 will require a 1/4" vertical clearance
CD Lots 327-330 will require a 1/4" vertical clearance
CE Lots 331-334 will require a 1/4" vertical clearance
CF Lots 335-338 will require a 1/4" vertical clearance
CG Lots 339-342 will require a 1/4" vertical clearance
CH Lots 343-346 will require a 1/4" vertical clearance
CI Lots 347-350 will require a 1/4" vertical clearance
CJ Lots 351-354 will require a 1/4" vertical clearance
CK Lots 355-358 will require a 1/4" vertical clearance
CL Lots 359-362 will require a 1/4" vertical clearance
CM Lots 363-366 will require a 1/4" vertical clearance
CN Lots 367-370 will require a 1/4" vertical clearance
CO Lots 371-374 will require a 1/4" vertical clearance
CP Lots 375-378 will require a 1/4" vertical clearance
CQ Lots 379-382 will require a 1/4" vertical clearance
CR Lots 383-386 will require a 1/4" vertical clearance
CS Lots 387-390 will require a 1/4" vertical clearance
CT Lots 391-394 will require a 1/4" vertical clearance
CU Lots 395-398 will require a 1/4" vertical clearance
CV Lots 399-402 will require a 1/4" vertical clearance
CW Lots 403-406 will require a 1/4" vertical clearance
CX Lots 407-410 will require a 1/4" vertical clearance
CY Lots 411-414 will require a 1/4" vertical clearance
CZ Lots 415-418 will require a 1/4" vertical clearance
DA Lots 419-422 will require a 1/4" vertical clearance
DB Lots 423-426 will require a 1/4" vertical clearance
DC Lots 427-430 will require a 1/4" vertical clearance
DE Lots 431-434 will require a 1/4" vertical clearance
DF Lots 435-438 will require a 1/4" vertical clearance
DG Lots 439-442 will require a 1/4" vertical clearance
DH Lots 443-446 will require a 1/4" vertical clearance
DI Lots 447-450 will require a 1/4" vertical clearance
DJ Lots 451-454 will require a 1/4" vertical clearance
DK Lots 455-458 will require a 1/4" vertical clearance
DL Lots 459-462 will require a 1/4" vertical clearance
DM Lots 463-466 will require a 1/4" vertical clearance
DN Lots 467-470 will require a 1/4" vertical clearance
DO Lots 471-474 will require a 1/4" vertical clearance
DP Lots 475-478 will require a 1/4" vertical clearance
DQ Lots 479-482 will require a 1/4" vertical clearance
DR Lots 483-486 will require a 1/4" vertical clearance
DS Lots 487-490 will require a 1/4" vertical clearance
DT Lots 491-494 will require a 1/4" vertical clearance
DU Lots 495-498 will require a 1/4" vertical clearance
DV Lots 499-502 will require a 1/4" vertical clearance
DW Lots 503-506 will require a 1/4" vertical clearance
DX Lots 507-510 will require a 1/4" vertical clearance
DY Lots 511-514 will require a 1/4" vertical clearance
DZ Lots 515-518 will require a 1/4" vertical clearance
EA Lots 519-522 will require a 1/4" vertical clearance
EB Lots 523-526 will require a 1/4" vertical clearance
EC Lots 527-530 will require a 1/4" vertical clearance
ED Lots 531-534 will require a 1/4" vertical clearance
EE Lots 535-538 will require a 1/4" vertical clearance
EF Lots 539-542 will require a 1/4" vertical clearance
EG Lots 543-546 will require a 1/4" vertical clearance
EH Lots 547-550 will require a 1/4" vertical clearance
EI Lots 551-554 will require a 1/4" vertical clearance
EJ Lots 555-558 will require a 1/4" vertical clearance
EK Lots 559-562 will require a 1/4" vertical clearance
EL Lots 563-566 will require a 1/4" vertical clearance
EN Lots 567-570 will require a 1/4" vertical clearance
EO Lots 571-574 will require a 1/4" vertical clearance
EP Lots 575-578 will require a 1/4" vertical clearance
EQ Lots 579-582 will require a 1/4" vertical clearance
ER Lots 583-586 will require a 1/4" vertical clearance
ES Lots 587-590 will require a 1/4" vertical clearance
ET Lots 591-594 will require a 1/4" vertical clearance
EU Lots 595-598 will require a 1/4" vertical clearance
EV Lots 599-602 will require a 1/4" vertical clearance
EW Lots 603-606 will require a 1/4" vertical clearance
EX Lots 607-610 will require a 1/4" vertical clearance
EY Lots 611-614 will require a 1/4" vertical clearance
EZ Lots 615-618 will require a 1/4" vertical clearance
FA Lots 619-622 will require a 1/4" vertical clearance
FB Lots 623-626 will require a 1/4" vertical clearance
FC Lots 627-630 will require a 1/4" vertical clearance
FD Lots 631-634 will require a 1/4" vertical clearance
FE Lots 635-638 will require a 1/4" vertical clearance
FG Lots 639-642 will require a 1/4" vertical clearance
FH Lots 643-646 will require a 1/4" vertical clearance
FI Lots 647-650 will require a 1/4" vertical clearance
FJ Lots 651-654 will require a 1/4" vertical clearance
FK Lots 655-658 will require a 1/4" vertical clearance
FL Lots 659-662 will require a 1/4" vertical clearance
FM Lots 663-666 will require a 1/4" vertical clearance
FN Lots 667-670 will require a 1/4" vertical clearance
FO Lots 671-674 will require a 1/4" vertical clearance
FP Lots 675-678 will require a 1/4" vertical clearance
FQ Lots 679-682 will require a 1/4" vertical clearance
FR Lots 683-686 will require a 1/4" vertical clearance
FS Lots 687-690 will require a 1/4" vertical clearance
FT Lots 691-694 will require a 1/4" vertical clearance
FU Lots 695-698 will require a 1/4" vertical clearance
FV Lots 699-702 will require a 1/4" vertical clearance
FW Lots 703-706 will require a 1/4" vertical clearance
FX Lots 707-710 will require a 1/4" vertical clearance
FY Lots 711-714 will require a 1/4" vertical clearance
FZ Lots 715-718 will require a 1/4" vertical clearance
GA Lots 719-722 will require a 1/4" vertical clearance
GB Lots 723-726 will require a 1/4" vertical clearance
GC Lots 727-730 will require a 1/4" vertical clearance
GD Lots 731-734 will require a 1/4" vertical clearance
GE Lots 735-73

ZONE		PATAPSCO FALLS-DENSITY CALCULATION												
		CITE NUMBER												
		1	2	3	4	5	6	7	8	9	10	TOTAL	MOISTURE %	
		PHASE 1	PHASE 2	3	4	5	6	7	8	9	10			
GROSS AREA		3,606	9,365	5,720	9,722	3,583	10,876	6,708	9,227	15,571	0	990	75,447	14.86
NET AREA		3,396	8,916	5,380	9,272	3,368	10,426	6,708	8,778	15,571	0	990	74,497	14.36
AREA OF 0.35 A		0.000	0.012	2.952	0.009	0.029	0.175	6.708	0.029	0.157	0	0	60.803	8.38
AREA OF 0.2 D		0	2.653	0	6.743	0.524	0	0	0	0	0	0	9.955	1.16
AREA OF 0.1 B		3.615	0	0	0	0	0	0	0	0	0	0	3.615	0.45
TOTAL DRAINAGE UNITS ALLOWED		0.11	28.00	20.02	21.11	37.71	30.00	23.96	0	20.41	54.50	N/A	234.02	2.94
NET DRAINAGE		N/A	8	8	8	14	8	3	22	0	N/A	28	21	
PROP. DRAINAGE		N/A	12	1	31	0	13	5	6	66	N/A	28	21	
TOTAL PARKING SPACES	(UNDER DECK)	28	4	96	28	108	16	62	132	(46.4)	874	720	COMMERCIAL	
TOTAL PARKING SPACES	(UNDER DECK)	28	4	96	28	108	16	53	132	(46.4)	874	720	COMMERCIAL	
TOTAL PARKING SPACES	(UNDER DECK)	28	4	96	28	108	16	53	132	(46.4)	874	720	COMMERCIAL	
C.O.S. REQUIRED		0.21	0.03	0.58	0.21	0.01	0.12	0.46	0.98	N/A	3.1	0.522		
C.O.S. REQUIRED		0.21	0.03	0.58	0.21	0.01	0.12	0.46	0.98	N/A	3.1	0.522		
0.50% NO DRAINAGE		1.952	5.80	2.90	2.91	1.1	2.50	4.96	0.84	0	66	568	8.771	

	A	OUT OF TRANSITIONS
TOWNHOUSE	20' MAX.	16' MIN.
TOWNHOUSE	25' MAX.	25' MIN.
	30' MAX.	30' MIN.

HEIGHT DISTANCE FACTOR

NO	REVISIONS	DATE	OFFICE OF PLANNING AND ZONING APPROVED <i>[Signature]</i>
			For <i>[Signature]</i> Director of Planning Date <i>8/15/10</i>
			Zoning Commissioner Date

PARTIAL DEVELOPMENT PLAN
OELLA SITE 2
PHASE 1 ENG
Councilmanic District No. 1
Election District No. 1
BALTIMORE COUNTY, MARYLAND
Scale: 1"=50' Date: June 16, 1989
Sheet 1 of 1